

BOROUGH OF PINE BEACH
WORK MEETING
June 23, 2025

The Mayor and Council of the Borough of Pine Beach held a meeting on June 23, 2025 in the Municipal Building, 599 Pennsylvania Ave. at 6:30 PM. Mayor Cueno called the meeting to order and read the STATEMENT OF ADEQUATE NOTICE:

IN COMPLIANCE WITH THE ‘OPEN PUBLIC MEETING LAW’ P.L. 1975 C 231 NOTICE OF THIS MEETING WAS SENT TO THE ASBURY PARK PRESS AND THE STAR-LEDGER AND POSTED ON THE BULLETIN BOARDS OF THE PINE BEACH MUNICIPAL BUILDING AND THE PINE BEACH POST OFFICE. THIS STATEMENT SHALL BECOME A PART OF THE OFFICIAL MINUTES OF THIS MEETING

Mr. Keesling	Mrs. McGee	Mr. Newman	Mr. Polhemus	Mr. Saxton	Mr. Wieck
Present	Present	Present	Present	Present	Present

NEW BUSINESS

Introductions:

ORDINANCE 2025-05-819

AN ORDINANCE TO AMEND AN ORDINANCE ENTITLED “AN ORDINANCE OF THE BOROUGH OF PINE BEACH IN THE COUNTY OF OCEAN, ESTABLISHING MINIMUM-MAXIMUM LIMITATIONS ON SALARIES TO BE PAID THE MAYOR, COUNCILPERSONS, AND ALL OTHER MUNICIPAL OFFICERS AND EMPLOYEES OF THE BOROUGH”, AND REPEALING ALL PRIOR ORDINANCES.

This ordinance will be published in the Asbury Park Press on June 29, 2025 and receive public hearing on July 9, 2025 at 6:30 PM in the municipal building.

The Mayor reads the ordinance summary, and Mr. Saxton makes a motion to introduce Ordinance 2025-05-81 as presented, seconded by Mr. Wieck.

Mr. Keesling	Mrs. McGee	Mr. Newman	Mr. Polhemus	Mr. Saxton	Mr. Wieck
Yes	Yes	Yes	Yes	Yes(motion)	Yes(second)

ORDINANCE 2025-06-820

AN ORDINANCE OF THE BOROUGH OF PINE BEACH, COUNTY OF OCEAN, STATE OF NEW JERSEY AUTHORIZING THE DONATION OF BLOCK 108 LOT 3 TO THE COUNTY OF OCEAN IN ACCORDANCE WITH 40A:12-13(b)(1)

This ordinance will be published in the Asbury Park Press on June 26, 2025 and receive public hearing on July 9, 2025 at 6:30 PM in the municipal building.

The Mayor reads the ordinance summary and adds that this is the Merion Ave property to be donated to Ocean County Land Natural Trust.

Mr. Keesling	Mrs. McGee	Mr. Newman	Mr. Polhemus	Mr. Saxton	Mr. Wieck
Yes	Yes	Yes(second)	Yes	Yes(motion)	Yes

Resolution 2025-71 A motion is made by Mr. Saxton and seconded by Mr. Newman to open the resolution to endorse the fourth round housing element and fair share plan up for discussion. Mayor Cueno begins that the Fair Share Housing Plan has been talked about over the past couple of Council and Land Use Board meetings

and there have been suggestions on what to do with this plan. Ideas such as donating the land and environmental studies. We have stepped forward with both plans and have contracted a third party qualified environmental study team to do research on both the Merion and Washington site. The turn around time is three to four weeks for these. The Land Use Board had a meeting with no items on the agenda but lots of discussion items and public comments were had. The Land Use Board has voted to approve this amendment to the Master Plan. Mr. Keesling asks why this was submitted to the state, the Mayor answers sent via the court system, and it was mandatory as per the attorney.

Mrs. McGee asks if there is a way to file an extension. Mayor Cuneo answers we have requested and been denied an extension of time.

Mr. Saxton asks when the Borough would move forward with the land sale, the Mayor answers it is a ten-year period 2025-2035. During this time period we must be making a good faith effort to meet the states quota. If the land is donated as moved tonight, the Borough would not have to sell the land, and the Land Use Board would need to amend the Fair Share Housing plan.

Mr. Saxton suggests adding an identified piece of land in lieu of the Merion Ave property to satisfy the two units requires.

Mayor Cuneo suggests if another property becomes a buildable lot with no restriction the Land Use Board can follow procedures to amend the plan. The Borough is not trying to avoid the obligation but is trying to find the least impactful place for the Borough. In the worst-case scenario for Merion Ave we would look us a non-profit to develop only two units and look to preserve the rest of the lots.

Mr. Saxton would like to adopt an ordinance to allow for adding undersized lots throughout the town to the list. Mayor Cuneo informs that the undersized lots do not count as buildable lots and are off the table, the Land Use Board will have to make this suggestion to the Council. It would be an injustice for the LUB for the Council to adopt this as the LUB set the rules and regulations for zoning through the Mater Plan. They have fought long and hard to keep undersized lots to be left natural with much discussion and to minimize impact on the Borough. The Land Use Board is a volunteer board but are required to take classes on the Municipal Land Use Law and stays up to date on current trends in zoning. The Mayor does not suggest this to them at all.

Mr. Keesling asks why the Wayne Ave lot has been removed from the list, the Mayor states the state does not want to create a zone of affordable housing, this area has group homes already.

Mr. Polhemus volunteers to make a call to our legislators to add the rehabilitation credits may be helpful in our situation. Mayor Cuneo agrees that the upgrade to residents to be able to stay in the homes that need help is important, but the state took this away. The Mayor endorses Mr. Polhemus to make a push for rehabilitation projects as credits.

Mr. Keesling asks for a list of all vacant lots throughout the town; the Mayor suggests the Tax Assessors office has one.

Mr. Newman asks if we could use homes that are on sale or with liens on them to eventually acquire. The Mayor responds that to add them into the Master Plan the Borough would need to already own them. We have thought about this plan and as an amendment added acquired land into the plan.

Mr. Keesling asks to have the soil borings re-done at Washington Ave, the Mayor repeats that Washington Ave has a third-party environmental study already being conducted.

Mr. Newman makes a motion to open public comments, seconded by Mr. Wieck.

Paul Walters- 333 Wayne Ave.

Mr. Walters asks if it is all the lots or just two, Mayor Cuneo responds the whole parcel is to be donated, if accepted.

Rick Stoner- 420 Merion Ave.

Mr. Stoner questions if the Mayor had a follow-up answer to the Land Use Board discussion of under-sized lots being used for the two units. The Mayor states many of these homes that are on undersized lots were developed before zoning ordinances were in place. The twenty percent set aside is for developers. If the Borough were to look into adding these back to the list, it would increase the acreage of vacant land for the DCA's calculation.

Justine Saxton- 412 Buhler Ave.

Mrs. Saxton thanks the Council for this proactive look and engaging in these tough questions. The community thanks you and this is an important topic. Mrs. Saxton held a long conversation with a fellow Environmental Commission member to understand the process of the Natural Land Trust dedication of land. She suggests finding any previous conversations of this donation of land from possibly the 2017 Council meeting minutes. She also volunteers to spear head conversations with Senator Amato and to see how small towns like Pine Beach can become exempt from these requirements for additional development.

Amy Phillips- 126 Pennsylvania Ave.

Mrs. Phillips asks if the special counsel is working pro-bono on this case, the Mayor answers no. She follows up asking if the Affordable Housing Attorney can attend the special meeting on June 30th. Mayor Cuneo agrees to request his presence, if he is available, he will attend.

Paul Patrick- 805 Motor Rd.

Mr. Patrick asks if the individual responsible for environmental studies has proper qualifications and who are they. Mayor Cuneo responds they certainly will have proper qualifications and when their work is completed the public will know who was assigned to the project.

Mary Ann Cusano- 212 Lincoln Ave.

Mrs. Cusano asks when the OC Natural Land Trust meeting was. The mayor responded Wednesday but he will get the details to the public.

Deb Rose- 329 Springfield Ave.

Ms. Rose asks if the Borough is donating the entire Merion Ave property, Mayor Cuneo responds yes, the entire site over to the County.

Joan Ciccarello- 201 Radnor Ave.

Mrs. Ciccarello asks how Merion Ave was identified by the state. Mayor Cuneo responds it was not identified in rounds one through three. This round the DCA used GIS mapping and identified this site, we could not find a way to exempt the property based on the exemption criteria formulated by the state.

Patty Patrick- 805 Motor Rd.

Mrs. Patrick asks about using the Church parking lot as an affordable housing site. The Mayor states the Borough owns this land and it is currently developed as a parking lot so meets the requirements for exemption, adding this back to the list would increase the acreage of land in the states calculation and raise our unit availability.

David Locandro- 221 Merion Ave.

Mr. Locandro states that if all efforts fail and the Borough must build on Merion, the Borough build on the adjacent property to the already developed homes and then donate the rest of the land so the majority is preserved land. Mayor Cuneo states this would be dependent on the Borough getting an agreement for a non-profit organization building the two units and the Borough donating land. Non-profits usually use grant funding to offset their costs.

Dot Kulina- 901 Motor Rd.

Ms. Kulina stresses she cannot access the website minutes and agenda items from our website. She questions why the Land Use Board cancelled six out of twelve meetings in the previous years and then the minutes do not get approved until the next meeting held. She feels this is where the lack of transparency is. She then questions to the Council if the plan with the Merion Ave lots has been sent to the state. Mayor Cuneo states yes, Affordable Housing Attorney uploaded via ECourts system within 48 hours to meet the requirements of an adopted amendment to the Master Plan. Ms. Kulina feels a lack of planning and not preserving this area has led us to giving up our last piece of woods in Pine Beach. She comments that the Mayor had a tree planting

program with the elementary school, but this would benefit Pine Beach for decades. Ms. Kulina continues, asking who in the previous Master Plans the Merion Ave lot was classified. The Mayor states the Tax Map submitted made it look as if it was School Property. Ms. Kulina urges the Council not to endorse the amended master plan.

Mary Anne Gearing- 125 Linden Ave.

Mrs. Gearing asks if there is a specific committee the Council is referencing when claiming the “state”. The Mayor says yes, the Department of Community Affairs.

Niel Boyle- 316 Barnegat Blvd, Beachwood

Mr. Boyle asks about the history of the lots and if it was the final destiny to develop this site could the Borough consolidate for just two lots. Mayor Cuneo states yes, if this is the outcome they would try to preserve as much as possible. Mr. Boyle states he is a land surveyor urges the Council to maintain control over the lots and who the builder is.

Ed Olexa- 423 Linden Ave.

Mr. Olexa questions what the bidding process if the current plan fails to be amended and the Merion lots must be developed. Mayor Cuneo responds that it is the lowest, responsible bidder as per the state requirements. The Borough would seek to have deed restrictions to meet the affordable housing requirements as well as conformity to zoning. If we were to seek a non-profit organization to facilitate the building, we would not be required to auction the properties.

Theresa McQuillan- 914 Prospect Ave.

Ms. McQuillan asks for the history of the undersized lot that began work and has not proceeded. Mayor Cuneo explains that this applicant was heard before the land use board and eventually granted a variance for the undersized lot. If the board decided to not grant a variance for a property, the Borough could be sued and forced into purchasing the lot since there is no use for the property.

Patty Keesling- 305 Wayne Ave.

Mrs. Keesling asks about submitting an amendment and the chance it could be rejected. The Mayor responds that they have submitted the plan but if a better option arises, they can submit an amendment and is still subject to receiving the DCA approval.

Mr. Saxton makes a motion to close to public questions for resolution 2025-71, seconded by Mr. Newman.

Mr. Newman states for public information, the Ocean County Natural Land Trust Committee meets this Wednesday June 25th, 3rd Floor Engineer Conference Room, Hooper Ave. Telephone number is (732)292-2054.

Resolution 2025-71 Mr. Saxton makes a motion to table resolution endorsing the fourth-round housing element and fair share plan and revisit on July 7th for discussion and voting on July 9th Council Meeting, seconded by Mr. Keesling.

Mr. Keesling	Mrs. McGee	Mr. Newman	Mr. Polhemus	Mr. Saxton	Mr. Wieck
Yes(second)	Yes	Yes	Yes	Yes(motion)	Yes

Resolution 2025-75 Mr. Wieck makes a motion with approval to pay Borough bills in the amount of \$3,027.96, seconded by Mr. Keesling. There were no comments or questions heard from Council or the public, all were in favor.

Mr. Keesling	Mrs. McGee	Mr. Newman	Mr. Polhemus	Mr. Saxton	Mr. Wieck
Yes(second)	Yes	Yes	Yes	Yes	Yes(motion)

Resolution 2025-76 Mr. Polhemus makes a motion to award the contract for NJDOT FY2025 Municipal Aid to Swift & Sons Inc. in the amount of \$598,034.17, motion is seconded by Mr. Saxton. Mr. Newman asks if this is Pennsylvania and Grant Ave, the Mayor responds yes. No further Council comments, or public comments were heard, all were in favor.

Mr. Keesling	Mrs. McGee	Mr. Newman	Mr. Polhemus	Mr. Saxton	Mr. Wieck
Yes	Yes	Yes	Yes(motion)	Yes(second)	yes

Resolution 2025-77 Mr. Keesling makes a motion to authorize the hiring of seasonal lifeguards, seconded by Mr. Wieck. Carmella Schaneman of 425 Huntington Ave. asks if there can be an alternative location for the porta-potty. Mayor Cuneo states we explored alternate options, but this one must meet the ADA requirements and requirements of the unit company. Mr. Keesling states he will work with Public Works and see if there is a better option. Mr. Keesling also asks if the beach grass can be removed. Patty Patrick of 805 Motor Rd. asks if the beach has been cleared to open with safe water conditions. Mayor Cuneo states the Ocean County Board of Health does our testing every two weeks. Hearing no further Council comments or public comments, all are in favor.

Mr. Keesling	Mrs. McGee	Mr. Newman	Mr. Polhemus	Mr. Saxton	Mr. Wieck
Yes(motion)	Yes	Yes	Yes	Yes	Yes(second)

Resolution 2025-78 Mr. Newman makes a motion authorizing the hiring of a seasonal employee for the Department of Public Works, the motion is seconded by Mr. Wieck. Mr. Wieck states this is much needed for the extra work and maintenance. No further Council comments and no public comments, all are in favor.

Mr. Keesling	Mrs. McGee	Mr. Newman	Mr. Polhemus	Mr. Saxton	Mr. Wieck
Yes	Yes	Yes(motion)	Yes	Yes	Yes(second)

MAYOR'S COMMENTS

Mayor Cuneo announces that our Police Department has received their accreditation. On Saturday the Pine Beach Preservation Society did a great job orchestrating their event. They spent a lot of time putting the event together and all the activities for the kids and not having to pay anything to participate. The event was a great turnout; he thanked everyone for coming out.

COUNCIL PRESIDENT WIECK

Mr. Wieck requests the streets to be lined with residents and friends for the 4th of July parade route. He also encourages participants for the cardboard boat race; the pre-registration link is on the website.

Mayor Cuneo reminds everyone of the 5k this weekend as well, pay attention to road closures and have your sprinklers on if you are on the racecourse.

J. KEESLING

Mr. Keesling begins by stating that no one on the Council is pushing their individual agenda and all are working towards a better Pine Beach. He thanks Mrs. McGee for coordinating the new Council shirts. He also praises the Preservation Society and the Centennial Event. He shows his appreciation to all who worked hard including Public Works.

Mr. Keesling is working with Borough employees on the new insurance structure and asks if the Personnel Committee has received the proper wording for the contract negotiations, Mr. Polhemus replies he has received and is working on the contract negotiations to assure Borough Employees have beneficial health insurance for themselves and the Borough.

L. McGEE

Mrs. McGee shares that Saturday's PBPS event was a great turnout, and she enjoyed seeing the residents on the other side. She is usually on the hosting side so appreciates the hard work and great turnout. She encourages everyone to attend the 4th of July Parade and Celebration and puts the October trunk-or-treat on the public's agenda and to contact her if they would like to participate.

R. NEWMAN

Mr. Newman updates the public that the Borough is completing the necessary paperwork for the inclusive park at Vista Park. He also updates that the DPW has received their new back-hoe equipment, and the rear packer truck comes tomorrow. The Mayor and Council will continue to make updates to ensure employee safety.

The PBPS event was awesome, claims Mr. Newman. He appreciated the efforts by all and thanked the Mayor specifically for being a good sport in the dunk tank. He looks forward to the PBPS being heavily involved with the Borough's Trunk-or-Treat event and the Annual Tree Lighting. He thanks the Fire Chief for coordinating the flag and the DPW for their efforts throughout the event.

R. POLHEMUS

Mr. Polhemus thanks the public for coming out and requests an executive session for personnel.
(Resolution 2025-79)

J. SAXTON

Mr. Saxton thanks the public for attending and vouches to hear what the public is saying and hopes for continued attendance.

CLERK

The Clerk announces the hiring of the lifeguards now means the beaches will be opening this weekend.

PUBLIC COMMENTS:

Dot Kulina- 901 Motor Rd.

Ms. Kulina asks if the Council if the Borough receives revenue from recycling? The Mayor responds we participate and received fund through a tonnage grant. Ms. Kulina then asks how much the message board costs; Mr. Newman replies that it has not been purchased yet but was estimated to be \$18,000. This sign is to advise motorists of important road closures, residents know about upcoming events and also has a radar for speed. Ms. Kulina responds she is not always computer savvy, so she understands the need. She then asks how to get new recycling cans in the budget; the Mayor responds the Borough does not provide for recycling cans.

Residents then ask about the recycling program for Pine Beach and what is collected and what is not. The Mayor states we follow the Counties' acceptance of plastic and other items; our recycling coordinator Seth Bortko can help facilitate these questions.

Mr. Olexa would like the Council and Mayor to layout a clear timeline for the Master Plan and the endorsement being tabled, he states the next time the Council will discuss is after the due date of June 30th. The Mayor states the next Council meeting is July 9th and Mr. Olexa replies that putting the fate of the town in the States hands is a bad plan in his opinion.

John Kubilwicz, Pine Beach Fire Co President announces to the public that the fund drive is in full swing and states only twenty seven percent of residence have contributed.

Resolution 2025-79 Mr. Polhemus makes a motion authorizing executive session for collective bargaining and personnel, motion seconded by Mr. Newman. All were in favor.

Mr. Keesling	Mrs. McGee	Mr. Newman	Mr. Polhemus	Mr. Saxton	Mr. Wieck
Yes	Yes	Yes(second)	Yes(motion)	Yes	Yes

Executive Session:

WHEREAS, the Mayor and Council of the Borough of Pine Beach have determined that in accordance with the provisions of NJSA 10:4-12b, Closed Session to discuss (4) Collective Bargaining Agreement (5) Purchase, lease or acquisition of real property (6) Public Safety (7) Pending or anticipated litigation or contract negotiation (8) Personnel is necessary. The public will be informed of the discussion within forty-five days of the conclusion (NJSA 10:4-13)

Hearing no other comments, Mr. Newman makes a motion to adjourn the meeting, the motion is seconded by Mr. Wieck, all were in favor.



Hannah L. Jacobus, Clerk

Approved: 7/9/2025